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Mission Statement

The purpose of urban renewal is to stimulate economic development through private investment to provide public benefit in a specific area of the community in compliance with ORS Chapter 457. It is a means to support economic development and civic improvement by financing needed improvements within designated districts such as infrastructure, public open spaces, public plazas, public parking garages, land acquisition, renovation and façade improvements, or environmental improvements. The City currently manages two urban renewal districts: the Downtown District and the Riverfront District.



Library and LCC Downtown Campus

Governance

The City of Eugene Urban Renewal Agency (Agency) is a separate budgetary entity authorized by State statutes. The Agency was established in 1958 as a separate corporate body. In 1982, the City Council assumed the role of the Agency Board and delegated budget review to the City's Budget Committee. The Agency has two urban renewal districts, and each one has its own adopted plan.

Public Involvement

The Riverfront Urban Renewal Plan calls for a committee to advise on the activities of the district. The Eugene Redevelopment Advisory Committee was formed as a Department Advisory Committee in 2004.

The Expenditure Review Panel (ERP) was created as part of the Downtown District 2010 Plan amendment (the Plan). The Plan states that the Agency shall convene not less than once each year a committee to report to the Agency Director on the activities for the previous fiscal year, and whether expenditure of tax increment dollars was limited to projects authorized by the Plan. City Council formed a five-member panel in January 2012. The ERP's reviews of Downtown District tax increment expenditures were completed in March 2012, March 2013, June 2014, and April 2015. The reports can be found on the City's website at <http://www.eugene-or.gov/downtownplanning>.

Agency Management

The City's Planning and Development Department manages Agency activities. Staff and most material and service costs that support Agency projects are recorded in the City of Eugene General Fund. The operating budgets of each Agency district reimburse the City's General Fund for these costs. As a result, these expenses are shown twice, once as operating expenses in the City's General Fund budget for the department, and again in the Agency budget as Planning and Development operating expenses to reimburse the City's General Fund.

Downtown District

The Downtown District was established in 1968 to redevelop 17 blocks in the downtown core. The current boundaries of the district are shown in the map below. The original project goals involved land acquisition, building rehabilitation, and construction of public improvements.

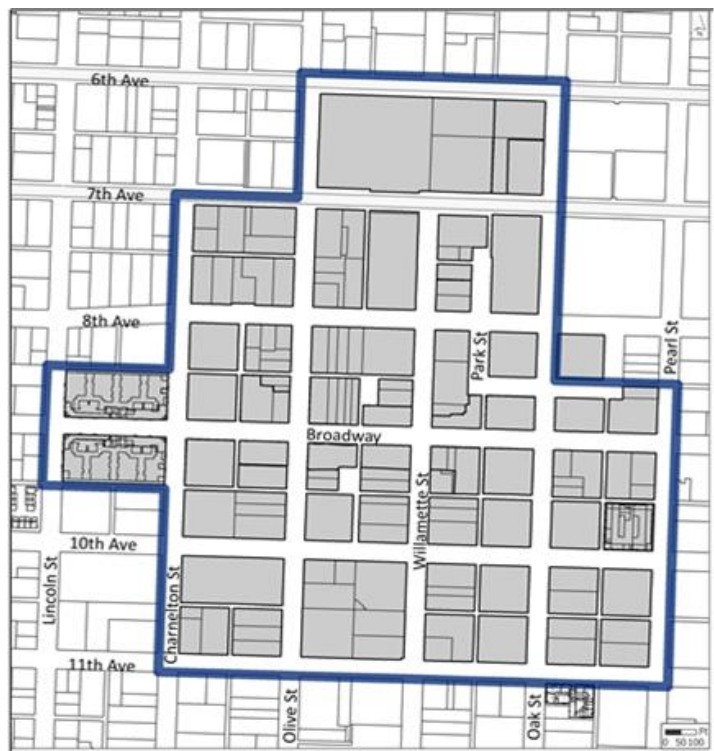
An update of the 1968 Plan was approved by voters in 1990. The update aligned the Plan with Metro Plan policies, revised the goals and activities, and set an expiration date for the district of FY10.

In June 1998, the City Council chose one of the options provided by Measure 50 legislation that allowed for a City-wide special levy as well as dividing the taxes collected within the district. The Council limited expenditures of new funds to completing existing projects and construction of a new Downtown Library (100 West 10th Avenue). They also approved a plan to reduce district administration.

In FY05, City Council amended the Plan to allow funding for other activities including economic revitalization strategies and to extend the termination date to June 30, 2024.

In response to the last recession, City Council embarked on a discussion of economic development with the community in early 2009. A three-pronged local economic stimulus strategy was developed: (i) maximize use of federal economic stimulus dollars; (ii) support local projects that create jobs and promote sustainability; and (iii) create a regional economic plan. Based on Council discussions, planning documents, public input from the downtown survey and previous public involvement initiatives, four strategies for revitalizing downtown and boosting the local economy emerged: create jobs and support redevelopment; improve safety; improve parking; and enhance amenities and attractions.

After considering options for providing public financial support to boost the local economy and revitalize downtown, the City Council amended the Downtown Urban Renewal Plan in May 2010.



Downtown Urban Renewal District

The 2010 Plan amendment made the following changes:

1. Increased the spending limit (“maximum indebtedness”) by \$13.6 million, to a total of \$46.6 million.
2. Specified three project activities to be undertaken (described below) and removed language that allowed for flexibility in project selection.
3. Required an annual review of spending by a panel of community members (ERP).
4. Provided for termination of the district after sufficient funds have been accumulated to pay for the projects.



Farmers' Market in the Park Blocks

The three specific projects included in the 2010 Plan are:

- **Lane Community College (LCC) New Downtown Campus:** The Agency Board approved \$8 million to support LCC’s development of a new Downtown Campus at 10th and Charnelton, across from the library. The state-of-the-art Downtown Campus includes a 90,000 square foot, \$35 million education building and a 75,000 square foot, \$20 million student housing facility. The student housing facility is five floors to accommodate 256 students. Both buildings are LEED certified. Students moved in during September 2012 and the first classes in the new building began in January 2013.
- **Broadway Place Garages and Public Safety Improvements:** Assistance in funding the Broadway Place Garages ensures that the garages remain available and in good condition to support other development and redevelopment in downtown (and, at the same time, enables improvements to downtown public safety). The Downtown District is parking exempt, which means that property owners are not required to provide parking, yet parking availability is critical to the economic success of downtown. Given City budgetary issues, continued operation and stability of the Broadway Place Garages is enhanced by the Agency paying on the debt for the garages. It also makes it possible for the Parking Fund to provide financial support for increased downtown safety services.

Public safety improvements are key to creating a vibrant and economically healthy downtown. Increasing public safety services and coordinating with other agencies makes downtown a more welcoming place for everyone. Downtown public safety, including additional police officers, is partially funded from dollars freed up by using up to \$4.9 million of urban renewal funds to pay off the debt (excluding interest) on the Broadway Place Garages.

- **Park Blocks Improvements for the Farmers’ Market:** Infrastructure improvements to the Park Blocks along 8th Avenue to make the location more attractive and functional for the Farmers’ Market will support a cornerstone of downtown activity and one of the most significant public event venues in the city. Up to \$500,000 of urban renewal funds may be used for this project.

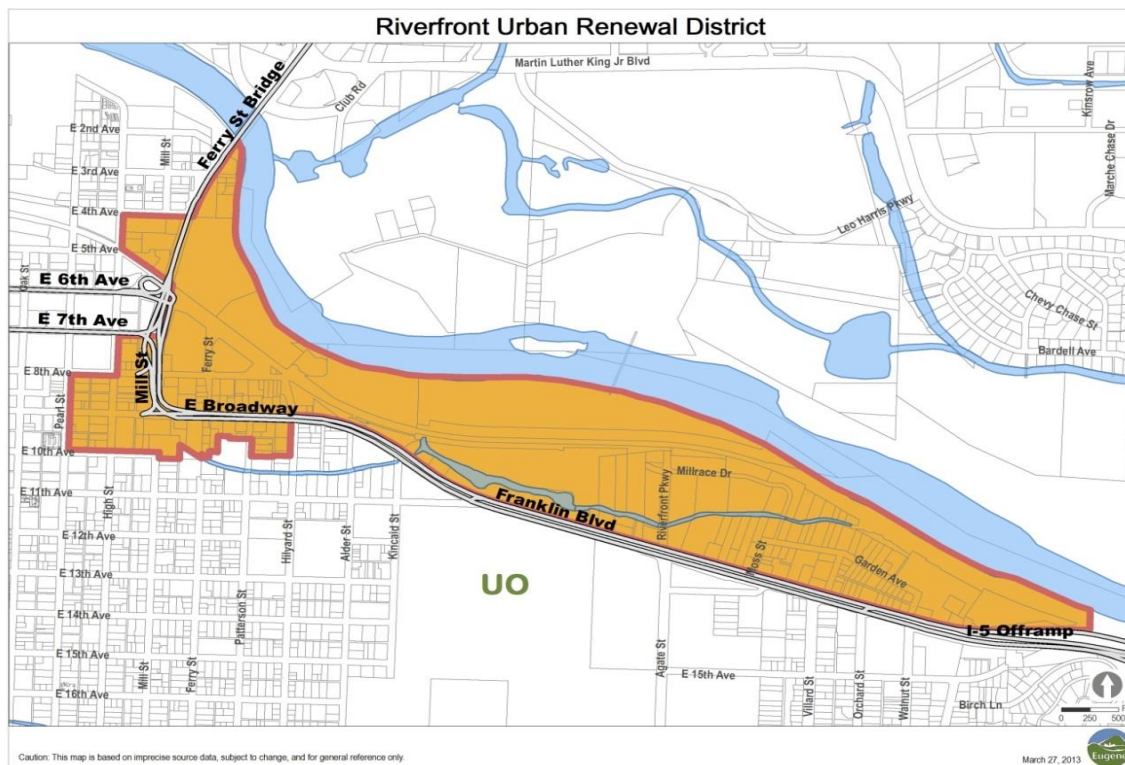
Riverfront District

The Riverfront District was created in 1985 to assist in financing public infrastructure. The original district encompassed nearly 148 acres adjacent to and including the University of Oregon's Riverfront Research Park. In FY04, the City Council amended the boundaries of the district to add another 30 acres, bringing the total area to approximately 178 acres. The current boundaries of the district are shown in the map below.

The Riverfront Plan was reviewed and amended by the City Council in March 2004. Major changes in the amendment included extending the termination date to 2024, expanding and revising the list of project activities, providing new cost estimates of the projects to be undertaken, establishing a spending limit ("maximum indebtedness") of \$34.8 million, expanding the existing boundary, and providing other information about the impact of the amendments.

Major goals in the Riverfront District are to:

- Stimulate appropriate redevelopment in the riverfront area for the EWEB Riverfront Master Plan implementation;
- Promote redevelopment of public and private properties in the area around the Wayne Morse Federal Courthouse;
- Improve connections between the core of downtown, the riverfront area, and the University of Oregon; and
- Protect or enhance the riparian area.

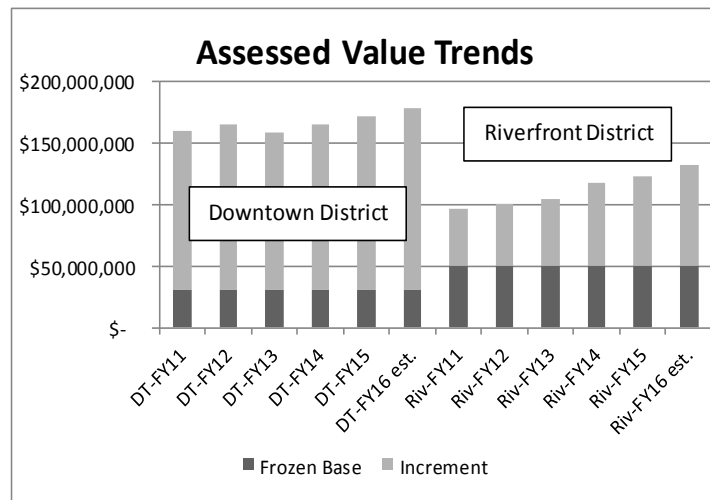


Assessed Value

When an urban renewal district is first created, the assessed value within the district boundaries is established as the “frozen base”. In theory, urban renewal efforts will lead to increases in the value of the district above the base amount. That increase is called the “incremental” or “excess” value. Overlapping jurisdictions continue to receive property taxes on the frozen base while the urban renewal agency receives property taxes related to the incremental value. This is called the “division of tax” method of raising revenue in an urban renewal district.

The “division of tax” method for funding projects results in the Agency receiving significantly more tax revenue than what the City would receive in its General Fund from district property. This method enables the Agency to complete more projects than the City would have been able to complete during the same time period.

The five-year history of assessed value in the two districts is shown in the charts above and below, along with estimates for the upcoming year. For FY16, the assessed values in both districts are projected to increase.



Assessed Value Trends

Downtown District				Riverfront District		
Fiscal Year Ended	Frozen Base	Incremental Value	Total Assessed Value	Frozen Base	Incremental Value	Total Assessed Value
6/30/11	\$31,386,991	\$128,829,506	\$160,216,497	\$50,609,448	\$45,922,154	\$96,531,602
6/30/12	31,386,991	133,564,445	164,951,436	50,609,448	50,383,611	100,993,059
6/30/13	31,386,991	127,427,292	158,814,283	50,609,448	54,226,527	104,835,975
6/30/14	31,386,991	134,700,092	166,087,083	50,609,448	67,177,238	117,786,686
6/30/15	31,386,991	141,006,848	172,393,839	50,609,448	72,252,493	122,861,941
6/30/16 Estimate	31,386,991	148,000,000	179,386,991	50,609,448	82,000,000	132,609,448

Source: Lane County Assessment & Taxation for historic information; City of Eugene Finance Division for budget year estimates.

Tax Increment Revenue

The primary revenue source for urban renewal is tax increment revenue. Tax increment revenue comes from increases in property values since the district was created. These increased property values generate “tax increment” which is directed to the district.

The two urban renewal districts differ in which tax rates are used to calculate the “division of taxes” amount. The Downtown District is a “reduced rate plan” that may collect tax increment based on the permanent tax rates plus any bonded debt or local option levy tax rate that was approved by voters prior to October 2001. For FY15, the tax rate used for the Downtown District tax increment calculation was \$14.2844 per \$1,000 of assessed value. The Riverfront District is a “standard rate plan” that may collect tax increment based on all tax rates on the tax bill except for

any urban renewal special levy or any local option tax approved after January 1, 2013. For FY15, the effective Riverfront District rate was \$18.4045 per \$1,000 of assessed value.

The five-year history of property tax revenues in the two urban renewal districts is shown in the table below. The amount of property tax collections is affected by three factors: 1) the assessed value in the district, 2) the overlapping tax rates applicable to the district, and 3) the percentage of property taxpayers that pay their tax bills on time.

For FY16, property tax revenues in the Downtown and Riverfront Districts are expected to increase due to a projected increase in the assessed value of the districts. The property tax collection rate is projected to be 94% (including both current and delinquent tax collections).

Property Tax Levies and Collections

Fiscal Year <u>Ended</u>	Downtown District		Riverfront District	
	<u>Division of Tax Amount</u>	<u>Net Taxes Collected</u>	<u>Division of Tax Amount</u>	<u>Net Taxes Collected</u>
6/30/11	\$1,902,407	\$1,858,875	\$839,834	\$812,248
6/30/12	1,969,647	1,899,908	908,455	872,564
6/30/13	1,872,726	1,818,345	968,285	935,604
6/30/14	1,921,334	1,867,638	1,267,018	1,221,175
6/30/15 Estimate	2,009,246	1,895,000	1,322,616	1,235,000
6/30/16 Budget	2,115,000	1,985,000	1,500,000	1,415,000

Source: Lane County Assessment & Taxation for historic information; City of Eugene Finance Division for budget year estimates.

Effect of Urban Renewal on Tax Bills

Urban renewal districts do not impose new taxes; rather, they redistribute taxes from overlapping taxing districts to the urban renewal districts. The tax bills for Eugene taxpayers include two lines for urban renewal. All taxpayers in the city will pay these taxes. There is no difference between the taxes paid by taxpayers inside the district and outside the district. The tax lines are:

- ***Eugene Urban Renewal Downtown*** is the division of tax funding for the Downtown District
- ***Eugene Urban Renewal Riverfront*** is the division of tax funding for the Riverfront District

There are two basic steps to understand how an individual tax bill is affected by tax increment financing in Oregon. The first step determines the amount of property taxes that the urban renewal agency should receive; the second step determines how the taxes are accounted for on property tax statements.

For step one, the applicable tax rates of the taxing districts (such as the city, county, and school districts) are applied to the incremental value of the urban renewal district. That product is the amount of taxes that the urban renewal agency should receive.

For step two, the Lane County Assessor determines how to divide or split the tax rates of the taxing districts so that when those “divided rates” are applied to all tax bills in the city, the urban renewal agency receives its share, and the taxing districts receive the remainder. As an example, the City’s permanent tax rate is \$7.0058 per \$1,000 of assessed value. For the FY15 tax year, the Lane County Assessor divided that tax rate into three pieces: \$6.8930 goes to the City of Eugene,

\$0.0746 goes to the Downtown Urban Renewal District and \$0.0382 goes to the Riverfront Urban Renewal District. This calculation is done for each tax rate on the tax bill.

After taking the information from the Lane County Assessor about the division of tax rates, an analysis can be made to determine how an individual tax bill is affected by urban renewal division of tax. The tax bill shown below is for the typical Eugene home that the Lane County Assessor calculated for FY15. As can be seen, this typical taxpayer would pay the same amount of total taxes before or after urban renewal division of taxes. The difference is that some tax revenues are reallocated from the overlapping taxing districts to the urban renewal districts.

Effect of Urban Renewal on Tax Bill for Typical Eugene Home in FY15

	Taxes Before UR <u>Reallocation</u>	Taxes Directed To:			Taxes After UR <u>Reallocation</u>	<u>Difference</u>
		<u>Taxing Districts</u>	<u>Downtown UR District</u>	<u>Riverfront UR District</u>		
Education Taxes						
Eugene School District 4J	\$873.46	\$856.25	\$11.39	\$5.83	\$856.25	(\$17.22)
Eugene School District 4J LOL	275.92	274.08	0.00	1.84	274.08	(1.84)
Lane Community College	113.88	112.08	1.20	0.61	112.08	(1.80)
Lane Education Service District	41.06	40.41	0.42	0.22	40.41	(0.64)
Total	\$1,304.32	\$1,282.81	\$13.00	\$8.50	\$1,282.81	(\$21.50)
General Government Taxes						
City of Eugene	\$1,288.68	\$1,267.93	\$13.72	\$7.03	\$1,267.93	(\$20.75)
Lane County	235.32	231.55	2.50	1.27	231.55	(3.77)
Lane County Public Safety LOL	101.17	101.17	0.00	0.00	101.17	0.00
Eugene UR Downtown District	0.00	0.00	0.00	0.00	30.02	30.02
Eugene UR Riverfront District	0.00	0.00	0.00	0.00	20.14	20.14
Total	\$1,625.17	\$1,600.65	\$16.22	\$8.30	\$1,650.81	\$25.64
Bonded Debt Taxes						
Lane County Bond	\$19.35	\$19.06	\$0.20	\$0.09	\$19.06	(\$0.29)
City of Eugene Bond I	52.44	51.61	0.55	0.28	51.61	(0.83)
City of Eugene Bond II	149.75	148.94	0.00	0.81	148.94	(0.81)
Eugene School District 4J Bond I	3.35	3.29	0.04	0.02	3.29	(0.06)
Eugene School District 4J Bond II	287.60	285.68	0.00	1.91	285.68	(1.91)
Lane Community College Bond	44.61	44.37	0.00	0.24	44.37	(0.24)
Total	\$557.10	\$552.96	\$0.79	\$3.35	\$552.96	(\$4.14)
Total Taxes	\$3,486.59	\$3,436.42	\$30.02	\$20.14	\$3,486.59	\$0.00

Source: Lane County Assessment & Taxation, Table 4e, Detail of Urban Renewal Plan Areas by Taxing District, Tax Year 2014-15. Assessed value for the typical Eugene home per the Lane County Assessment & Taxation annual media release dated 10/20/14.

Urban Renewal Tax Rates

A five-year history of the urban renewal tax rates is shown in the chart below, along with estimates for the FY16 tax rates.

Urban Renewal Tax Rates Per \$1,000 of Assessed Value				
Fiscal Year Ending	Downtown District	Riverfront District	Total Urban Renewal Tax Rate	Bill for Typical Taxpayer
6/30/11	\$0.1744	\$0.0779	\$0.2523	\$41
6/30/12	0.1764	0.0824	0.2588	44
6/30/13	0.1641	0.0859	0.2500	43
6/30/14	0.1627	0.1091	0.2718	48
6/30/15	0.1632	0.1095	0.2727	50
6/30/16 Estimate	0.1640	0.1100	0.2740	52

Source: Lane County Assessment & Taxation for historic information; City of Eugene Finance Division for budget year estimates.

Impact on Other Taxing Jurisdictions

As previously explained, the overlapping jurisdictions are kept whole when a district is created through the division of taxes. The overlapping districts retain the taxes on the value of property within the district when it was created. The share of property taxes from the “excess value” or “incremental value” is not collected by the overlapping jurisdictions while a district is active.

Although school property taxes are reduced as a result of urban renewal division of tax, the net impact on an individual school system’s operating budget is minimal because schools are funded by the State on a per-pupil basis. The State determines how much money must be allocated for the education of each pupil across the state. If the money is not available from local property taxes, the State will make up the difference.

In FY15, the City’s two urban renewal districts diverted approximately \$1,215,000 that would have gone to local education through Eugene School District 4J, Lane Community College, and Lane Education Service District. If those funds had not been diverted to the urban renewal districts, the State would have had additional funds that it could choose to direct to the state-wide education budget. Using rough estimates of the distributions to local schools, under formulas prepared by Eugene School District 4J and City staff in 2010, if Eugene’s two urban renewal districts did not exist, local schools would have received less than 5% of the amount that had been diverted, and schools throughout the state would have received the remainder.

Urban renewal nominally affects certain voter-approved local option levies and bonds because the affected district has less property value to levy taxes against, resulting in slightly higher tax rates.

The amount of urban renewal taxes diverted for both districts in FY15, net of discounts and delinquencies, is shown in the chart on the next page. The items on the tax bill that can be used in the division of tax calculation are different for the Downtown District and the Riverfront District.

The Downtown District, as a reduced rate plan, can only collect division of tax revenues from permanent tax rates, and bonded debt and local option levies that were approved by voters prior to October 2001. Therefore, the Downtown District lists zero for the School District 4J local option levy and Lane Community College bonds, and only a portion of the amount for City of Eugene and Eugene School District 4J bonds.

The Riverfront District, as a standard rate plan, can collect division of tax revenues from all of the items on the tax bill, except for any urban renewal special levy or certain local option taxes. HB 2632 was approved by the Oregon Legislature in the 2013 session and changed the items from which the Riverfront District can collect division of tax. This bill reduced future tax increment revenues in the Riverfront District by eliminating division of the revenue from local option levies approved by voters after January 1, 2013, such as the Lane County Public Safety local option levy.

Division of Tax Impact on Overlapping Taxing Jurisdictions in FY15 Estimate, Net of Discounts and Delinquencies

Taxing District	Type of Tax	Downtown	Riverfront	Total
Education Taxes				
Eugene School District 4J	Permanent Rate	\$630,000	\$320,000	\$950,000
Eugene School District 4J	Local Option Levy	0	100,000	100,000
Lane Community College	Permanent Rate	80,000	40,000	120,000
Lane Education Service District	Permanent Rate	30,000	15,000	45,000
Total		\$740,000	\$475,000	\$1,215,000
General Government Taxes				
City of Eugene	Permanent Rate	\$930,000	\$475,000	\$1,405,000
Lane County	Permanent Rate	170,000	85,000	255,000
Lane County	Public Safety LOL	0	0	0
Total		\$1,100,000	\$560,000	\$1,660,000
Bonded Debt Taxes				
City of Eugene	Bonded Debt	\$40,000	\$75,000	\$115,000
Lane County	Bonded Debt	15,000	5,000	20,000
Eugene School District 4J	Bonded Debt	0	105,000	105,000
Lane Community College	Bonded Debt	0	15,000	15,000
Total		\$55,000	\$200,000	\$255,000
Total Taxes		\$1,895,000	\$1,235,000	\$3,130,000

Source: Lane County Assessment & Taxation, Table 4e, Detail of Urban Renewal Plan Areas by Taxing District, Tax Year 2014-15.

Maximum Indebtedness

Oregon Revised Statutes require that each urban renewal district that receives property tax revenue include a “maximum indebtedness” limit in their urban renewal plan. “Maximum indebtedness” is a required spending cap for all property tax expenditures over a period of time. “Maximum indebtedness” is not a legal debt limit. It is more like a spending limit.

Adopting a maximum indebtedness figure does not authorize or obligate the Agency to spend money or enter into debt. Within the maximum indebtedness limitation, the Agency Board has the ability to fund projects over time, either with cash or by issuing debt. Certain expenditures are included in maximum indebtedness and certain expenditures are excluded. For instance, interest on debt is excluded, but cash payments for projects and administrative expenses are included in the spending limit. Expenditures made from sources other than tax increment revenues are not included in the spending limit, such as loan program funds. In addition, interest on debt is not included in maximum indebtedness, nor is the refinancing of existing urban renewal indebtedness.

Downtown District

The Agency Board amended the plan for the Downtown District in 1998 to include a maximum indebtedness limit of \$33 million. The maximum indebtedness amount was increased in the 2010 Plan amendment to \$46.6 million. This \$46.6 million figure represents the amount that the Downtown District may cumulatively spend in tax increment revenues starting in 1998.

The amount of remaining maximum indebtedness at any given time is an estimate based on both actual historic spending and estimated future commitments. The following chart sets out the estimated balance as of June 2015.

Downtown District Maximum Indebtedness Amount

Estimate as of June 2015

\$ in millions	Amount Spent FY99-FY14	Expected to be Spent in FY15-FY18	Total Spent or Committed	Total Maximum Indebtedness
Total Maximum Indebtedness Limit				\$46.6
Less: Library Expenditures	\$25.4	\$0	\$25.4	
Less: Beam Project	2.0	0	2.0	
Less: Other Projects	1.8	0	1.8	
Less: Lane Community College	8.0	0	8.0	
Less: Farmers' Market	0	0.5	0.5	
Less: Broadway Garages Debt	4.8	0	4.8	
Less: District Administration thru 6/30/18	3.4	0.7	4.1	
Less: Amount Spent or Committed	\$45.4	\$1.2	\$46.6	
Uncommitted Amount				\$0

Riverfront District

The Agency amended the plan for the Riverfront District in 2004 to include a maximum indebtedness limit of \$34.8 million. This \$34.8 million figure represents the amount that the Riverfront District may cumulatively spend in certain tax increment revenues starting in 2004. The following chart sets out the estimated maximum indebtedness remaining in the Riverfront District as of June 2015. Tax increment funds have been spent on projects such as courthouse district transportation improvements, Chiquita property redevelopment, undergrounding of

utilities, and Northwest Community Credit Union system development charges. In addition, the amount spent includes District administration costs. The amount expected to be spent represents the FY15 and FY16 budgeted expenditures plus an estimate of the cost for administering the District through the year the District is scheduled to terminate.

Riverfront District Maximum Indebtedness Amount

Estimate as of June 2015

\$ in millions	Amount Spent FY04-FY14	Expected to be spent in FY15-FY24	Total Spent or Committed	Total Maximum Indebtedness
Total Maximum Indebtedness Limit				\$34.8
Less: District Admin and Capital Projects	\$2.8	\$3.8	\$6.6	
Uncommitted Amount				\$28.2

Bonded Debt

On May 25, 2011, the Agency issued \$7,900,000 of Downtown Urban Renewal District Tax Increment Bonds, Series 2011 A, bearing a fixed interest rate of 5.2% and maturing on June 1, 2020. The proceeds of the bonds were used to refund (at a lower interest rate) \$4.4 million in debt associated with the City's Broadway Garages limited tax bonds, and to grant \$3.5 million in financial assistance to Lane Community College for construction of their new Downtown Campus.

The Agency's outstanding indebtedness as of July 1, 2015 is shown below. In FY14, the Agency made an early principal payment of \$500,000 to reduce the outstanding balance. An additional early principal payment of \$1 million was made in FY15.

	Interest Rates on Outstanding Bonds	Original Amount	Maturity Date	Outstanding Principal
Tax Increment Bonds:				
URA Tax Increment Bonds, Series 2011 A	5.200%	\$7,900,000	6/1/2020	\$3,300,000
Total Outstanding Debt as of July 1, 2015				\$3,300,000

Downtown Revitalization Loan Program

The Downtown Revitalization Loan Program (DRLP) is a revolving loan program funded through Downtown District program revenue. Available to businesses and property owners located within the Downtown District, the DRLP is a flexible financing program designed to encourage investments that contribute to the economic vibrancy and density goals for downtown. The primary goal of the DRLP is to provide funding assistance to projects that meet the goals and objectives of the Downtown Urban Renewal Plan and the Eugene Downtown Plan. The program is also designed to be responsive to unique redevelopment opportunities, specific downtown redevelopment challenges, and specific individual project financing needs.

The DRLP aims to encourage private, non-profit, mixed-use development, and public/private partnerships in overcoming issues with low loan-to-value ratio, insufficient cash flow, or extraordinary project-specific costs. The DRLP provides project financing typically between 25% and 50% of total eligible project costs. Eligible projects include building rehabilitation, façade improvements, tenant improvements, awnings, historic preservation, and accessibility improvements. Remaining project financing is provided by private sources. Loan amounts are generally between \$10,000 and \$500,000. Examples of Agency assisted downtown projects with DRLP funds: First National Tap House, Ambrosia, Belly Restaurant, Broadway Commerce Center, Café Zenon, First on Broadway, Harlequin Beads & Jewelry, McDonald Theatre Building, Park Place Apartments, Strand Building, The Jazz Station, The Barn Light, Tiffany Building, and the Woolworth Building.

The Agency currently has approximately \$2.6 million of outstanding loans under the DRLP. The revolving nature of the program means that it is self-financing. The loan repayments are returned to the loan pool and loaned out for new projects. Loans are reviewed by a Loan Advisory Committee and approved by the Agency Director, or his designee.

Riverfront Renewal Loan Program

In May 2015, the Agency adopted guidelines for the Riverfront Renewal Loan Program (River Loans), a new revolving loan program designed to encourage capital investment within the Riverfront District. The program is modeled after the existing Downtown Revitalization Loan Program which has assisted numerous property owners and businesses in the Downtown District since FY04, as described above. The River Loans program will be funded through Riverfront District program revenue which is derived from non-property tax sources. An initial loan pool of \$1 million is included in the FY16 budget.

The primary goal of River Loans is to provide funding assistance to projects that meet the goals and objectives of the following planning documents: the Riverfront Urban Renewal District Plan, the EWEB Riverfront Master Plan, and the Eugene Downtown Plan. The program is designed to be flexible and responsive to unique redevelopment opportunities, challenges, and specific individual project financing needs of the riverfront area. It is intended to encourage private, nonprofit, and public/private partnership development.

Other Revenue Sources

The largest single revenue source in most years for the two districts is property tax revenue. There are, however, other revenue sources that contribute to the Agency's resources:

- **Loan Repayments:** The DRLP was established in FY04 to encourage redevelopment in the Downtown District; principal and interest payments are estimated to be approximately \$500,000 in FY16. The newly created River Loans program will also generate future principal and interest payments.
- **Interest Income:** Investment earnings on cash balances are estimated to be \$67,000 in FY16.
- **Rental Income:** Rental income is estimated to be \$63,000 in FY16.

Expenditure Summary

The Agency's primary goal is to promote redevelopment within the districts. In doing so, funds are expended among the following activities:

- **District Management:** Promotion of redevelopment projects, oversight of district owned property, and general administration. Costs are initially incurred in the City's General Fund and then reimbursed by each district at the end of the fiscal year.
- **Loan Disbursements:** Funding of DRLP loans and River Loans to business and property owners, encouraging redevelopment in the Downtown and Riverfront Districts.
- **Capital Projects:** Public space improvements and infrastructure enhancements in the Downtown and Riverfront Districts.

Description of Funds

The two urban renewal districts have separate budgets and account for activities in separate funds.

The Downtown District operates three funds: the Downtown General Fund, the Downtown Debt Service Fund, and the Downtown Capital Projects Fund.

- ***URA Downtown General Fund (Fund 817):*** This fund receives revenue from DRLP repayments (principal and interest on outstanding loans), property sales and leases, interest on cash balances, and interfund transfers from the Downtown Debt Service Fund. These revenues are used to:
 - Provide funding for DRLP loans for property improvements in the district boundaries;
 - Reimburse the City's General Fund for district management costs; and
 - Pay other operating costs, including property management expenses.
- ***URA Downtown Debt Service Fund (Fund 812):*** This fund receives all of the Downtown District tax increment revenues and uses those resources to:
 - Provide funding for the principal and interest payments on the URA's debt;
 - Provide funding (through interfund transfers) to the Downtown General Fund for district management costs and other operating expenses; and
 - Provide funding (through interfund transfers) to the Downtown Capital Projects Fund for specific capital improvements.
- ***URA Downtown Capital Projects Fund (Fund 813):*** This fund accounts for capital projects in the Downtown District. The Downtown Debt Service Fund uses resources to pay for specific, approved capital expenditures charged to this fund.

The Riverfront District currently operates three funds: the Riverfront General Fund, the Riverfront Capital Projects Fund, and the Riverfront Program Revenue Fund. The Riverfront Program Revenue Fund is newly created in FY16.

- ***URA Riverfront General Fund (Fund 821):*** This fund receives the Riverfront District tax increment revenues and uses those resources to:
 - Reimburse the City's General Fund for district management costs;
 - Pay other operating costs, including property management expenses; and
 - Provide funding (through interfund transfers) to the Riverfront Capital Projects Fund for specific capital projects and development loans.
- ***URA Riverfront Capital Projects Fund (Fund 823):*** This fund accounts for capital projects in the Riverfront District. The Riverfront General Fund transfers resources to this fund to pay for specific, approved capital expenditures.
- ***URA Riverfront Program Revenue Fund (Fund 824):*** This fund will contain program revenue from the Riverfront District. Program revenues are funds that have been derived from non-property tax sources and can be used for different purposes than tax increment dollars. In FY16, \$1 million of program revenues will be appropriated for the new River Loans program.

Net Budget Detail

The Agency's FY16 total adopted net budget is \$15.2 million, an increase of 3.9% over the previous year. The increase is primarily due to the addition of budgeted loans for the new River Loans program, partially offset by a decrease in budgeted loan activity for the existing Downtown Revitalization Loan Program. The net budget subtracts internal charges, transfers, and loans.

The budget is divided into two categories: Department Operating (including internal charges) and Non-Departmental (Capital, Debt Service, Interfund Transfers/Loans, Special Payments, Contingency/Reserves, and Balance Available). Net Department Operating expenditures across all funds are anticipated to increase by 36.8% in FY16. This is primarily due to the planned increase in expenditures in the Riverfront District.

The total budget is the legal appropriation adopted by the Agency Board. The total budget reflects the actual resources needed by the Agency plus internal charges, transfers, and loans in accordance with Oregon Budget Law (ORS 294) and accounting requirements.

For more details regarding year-to-year fund balance changes, see the Combined Statement of Revenues, Expenditures, and Changes in Fund Balance.

Urban Renewal Agency

Net Budget Detail

	FY14 Actual	FY15 Adopted Budget	FY15 Budget 12/31/14	FY16 Adopted Budget	% Change FY15 Adopted to FY16 Adopted
Total Budget	\$2,548,897	\$14,715,261	\$14,815,963	\$18,295,445	24.3%
Less Internal Expend./Trans./Loans	(290,486)	(105,000)	(105,000)	(3,116,000)	2867.6%
Net Budget	2,258,411	14,610,261	14,710,963	15,179,445	3.9%
Resources					
Beginning Working Capital	9,449,899	10,814,202	10,914,904	11,147,845	3.1%
Revenues					
Taxes	3,090,120	3,180,000	3,180,000	3,400,500	6.9%
Rental	90,800	68,700	68,700	63,000	-8.3%
Miscellaneous	100,367	97,359	97,359	118,100	21.3%
Interfund Transfers	290,486	105,000	105,000	3,116,000	2867.6%
Principal on Notes/Loans	442,129	450,000	450,000	450,000	0.0%
Total Revenues	4,013,902	3,901,059	3,901,059	7,147,600	83.2%
Less Interfund Transfers/Loans	(290,486)	(105,000)	(105,000)	(3,116,000)	2867.6%
Net Revenues	3,723,416	3,796,059	3,796,059	4,031,600	6.2%
Net Resources	13,173,315	14,610,261	14,710,963	15,179,445	3.9%
Requirements					
Department Operating					
Planning and Development	328,644	342,164	342,164	468,014	36.8%
Net Department Operating	328,644	342,164	342,164	468,014	36.8%
Non-Departmental					
Capital	293,715	700,128	671,668	651,258	-7.0%
Debt Service	1,628,090	2,130,000	2,130,000	2,253,000	5.8%
Interfund Transfers/Loans	290,486	105,000	105,000	3,116,000	2867.6%
Special Payments	7,962	1,321,200	1,336,085	1,793,854	35.8%
Contingency/Reserves	0	0	0	1,995,000	-
Balance Available	0	10,116,769	10,231,046	8,018,319	-20.7%
Total Non-Departmental	2,220,253	14,373,097	14,473,799	17,827,431	24.0%
Less Interfund Transfers/Loans	(290,486)	(105,000)	(105,000)	(3,116,000)	2867.6%
Net Non-Departmental	1,929,767	14,268,097	14,368,799	14,711,431	3.1%
Net Requirements	\$2,258,411	\$14,610,261	\$14,710,963	\$15,179,445	3.9%

Urban Renewal Agency

Combined Statement of Revenues, Expenditures, and Changes in Fund Balance

All Governmental Fund Types, Three-Year Comparison

	Downtown Urban Renewal District			Riverfront Urban Renewal District		
	FY14 Actual	FY15 Projections	FY16 Adopted	FY14 Actual	FY15 Projections	FY16 Adopted
Fund Balance, Beginning of Year	\$2,376,348	\$2,969,390	\$2,119,765 (a)	\$7,073,551	\$7,945,514	\$9,028,080 (a)
Revenues						
Taxes	1,868,426	1,895,000	1,985,000	1,221,694	1,235,500	1,415,500
Rental	27,800	0	0	63,000	63,000	63,000
Miscellaneous	69,091	70,000	69,000	31,275	39,100	49,100
Interfund Transfers	290,486	111,000	126,000	0	0	2,990,000 (b)
Principal on Notes/Loans (c)	442,129	765,000	450,000	0	0	0
Total	2,697,932	2,841,000	2,630,000	1,315,969	1,337,600	4,517,600
Operating Expenditures						
Planning and Development	155,893	111,000	134,654	172,751	237,164	333,360
Capital Projects (d)	22,460	518,512	515,972	271,255	153,156	135,286
Non-Departmental Expenditures						
Debt Service (e)	1,628,090	2,130,000	2,253,000	0	0	0
Interfund Transfers	290,486	111,000	126,000	0	0	2,990,000 (b)
Special Payments	7,961	1,336,085 (f)	793,854	0	0	1,000,000 (g)
Total	1,926,537	3,577,085	3,172,854	0	0	3,990,000
Total Expenditures	2,104,890	4,206,597	3,823,480	444,006	390,320	4,458,646
Revenues Over (Under) Expenditures	593,042	(1,365,597) (h)	(1,193,480) (h)	871,963	947,280	58,954
Fund Balance, End of Year	\$2,969,390	\$1,603,793	\$926,285	\$7,945,514	\$8,892,794	\$9,087,034

Notes:

- (a) Includes adjustments for prior year appropriations for encumbrances and capital projects.
- (b) Transfer from the Riverfront General Fund to the new Riverfront Program Revenue Fund.
- (c) Downtown District includes Downtown Revitalization Loan Program principal repayments.
- (d) Capital projects are budgeted in their entirety during the first year, and unspent appropriation balances are carried forward from year-to-year for those projects that require multiple years to complete.
- (e) Downtown District includes early principal payments of \$500,000 in FY14, \$1 million in FY15, and \$1.2 million in FY16.
- (f) Increase in Downtown Revitalization Loan Program lending activity.
- (g) Initial budgeted loan pool for the new River Loans program.
- (h) Year-end deficits result from the planned spending of revenues accumulated in prior years.

ALL FUNDS

	<u>Resources</u>	<u>Requirements</u>		
		Department Operating	Capital Projects	Non- Departmental
Downtown General Fund	\$950,950	\$134,654	\$0	\$816,296
Downtown Debt Service Fund	3,259,317	0	0	3,259,317
Downtown Capital Projects Fund	539,498	0	515,972	23,526
Riverfront General Fund	9,676,162	333,360	0	9,342,802
Riverfront Capital Projects Fund	874,518	0	135,286	739,232
Riverfront Program Revenue Fund	2,995,000	0	0	2,995,000
Total	<u>\$18,295,445</u>	<u>\$468,014</u>	<u>\$651,258</u>	<u>\$17,176,173</u>

Urban Renewal Agency

Downtown General Fund (817)

	FY13 Actual	FY14 Actual	FY15 Adopted Budget	FY15 Budget 12/31/2014	FY15 Projections	FY16 Adopted Budget
Revenues						
Intergovernmental	275,000	0	0	0	0	0
Rental	29,700	27,800	5,700	5,700	0	0
Charges for Services	6,257	0	0	0	0	0
Miscellaneous	12,275	57,617	63,000	63,000	56,000	55,000
Interfund Transfers	253,304	155,893	105,000	105,000	111,000	126,000
Principal on Notes/Loans	191,723	442,129	450,000	450,000	765,000	450,000
Total Revenues	768,259	683,439	623,700	623,700	932,000	631,000
Expenditures						
Planning and Development	241,664	155,893	105,000	105,000	111,000	134,654
Special Payments	492,803	7,961	1,321,200	1,336,085	1,336,085	793,854
Total Expenditures	734,467	163,854	1,426,200	1,441,085	1,447,085	928,508
Excess (deficiency) of revenues over expenditures	33,792	519,585	(802,500)	(817,385)	(515,085)	(297,508)
Beginning Working Capital (Fund Balance), July 1	281,658	315,450	820,150	835,035	835,035	319,950
Ending Working Capital (Fund Balance), June 30	315,450	835,035	17,650	17,650	319,950	22,442

Reconciliation of Total Resources and Requirements

Resources						
Beginning Working Capital (Fund Balance)	281,658	315,450	820,150	835,035	835,035	319,950
Total Revenues	768,259	683,439	623,700	623,700	932,000	631,000
Total Resources	1,049,917	998,889	1,443,850	1,458,735	1,767,035	950,950
Requirements						
Total Expenditures	734,467	163,854	1,426,200	1,441,085	1,447,085	928,508
Ending Working Capital (Fund Balance)	315,450	835,035	17,650	17,650	319,950	22,442
Total Requirements	1,049,917	998,889	1,443,850	1,458,735	1,767,035	950,950

Reserves (Budgeted amounts only)

Balance Available	60,000	35,000	17,650	17,650	17,650	22,442
Total Reserves	60,000	35,000	17,650	17,650	17,650	22,442

Urban Renewal Agency

Downtown Debt Service Fund (812)

	FY13 Actual	FY14 Actual	FY15 Adopted Budget	FY15 Budget 12/31/2014	FY15 Projections	FY16 Adopted Budget
Revenues						
Taxes	1,819,122	1,868,426	1,900,000	1,900,000	1,895,000	1,985,000
Miscellaneous	9,451	8,707	9,000	9,000	11,000	11,000
Interfund Transfers	0	134,593	0	0	0	0
Total Revenues	1,828,573	2,011,726	1,909,000	1,909,000	1,906,000	1,996,000
Expenditures						
Debt Service	1,127,516	1,628,090	2,130,000	2,130,000	2,130,000	2,253,000
Interfund Transfers	253,304	155,893	105,000	105,000	111,000	126,000
Total Expenditures	1,380,820	1,783,983	2,235,000	2,235,000	2,241,000	2,379,000
Excess (deficiency) of revenues over expenditures	447,753	227,743	(326,000)	(326,000)	(335,000)	(383,000)
Beginning Working Capital (Fund Balance), July 1	922,821	1,370,574	1,489,767	1,598,317	1,598,317	1,263,317
Ending Working Capital (Fund Balance), June 30	1,370,574	1,598,317	1,163,767	1,272,317	1,263,317	880,317

Reconciliation of Total Resources and Requirements

Resources						
Beginning Working Capital (Fund Balance)	922,821	1,370,574	1,489,767	1,598,317	1,598,317	1,263,317
Total Revenues	1,828,573	2,011,726	1,909,000	1,909,000	1,906,000	1,996,000
Total Resources	2,751,394	3,382,300	3,398,767	3,507,317	3,504,317	3,259,317
Requirements						
Total Expenditures	1,380,820	1,783,983	2,235,000	2,235,000	2,241,000	2,379,000
Ending Working Capital (Fund Balance)	1,370,574	1,598,317	1,163,767	1,272,317	1,263,317	880,317
Total Requirements	2,751,394	3,382,300	3,398,767	3,507,317	3,504,317	3,259,317

Reserves (Budgeted amounts only)

Balance Available	169,821	1,416,767	1,163,767	1,272,317	1,272,317	880,317
Total Reserves	169,821	1,416,767	1,163,767	1,272,317	1,272,317	880,317

Urban Renewal Agency

Downtown Capital Projects Fund (813)

	FY13 Actual	FY14 Actual	FY15 Adopted Budget	FY15 Budget 12/31/2014	FY15 Projections	FY16 Adopted Budget
Revenues						
Miscellaneous	3,701	2,767	2,000	2,000	3,000	3,000
Total Revenues	3,701	2,767	2,000	2,000	3,000	3,000
Expenditures						
Capital	34,388	22,460	540,972	518,512	518,512	515,972
Interfund Transfers	0	134,593	0	0	0	0
Total Expenditures	34,388	157,053	540,972	518,512	518,512	515,972
Excess (deficiency) of revenues over expenditures	(30,687)	(154,286)	(538,972)	(516,512)	(515,512)	(512,972)
Beginning Working Capital (Fund Balance), July 1	721,011	690,324	558,731	536,038	536,038	536,498
Ending Working Capital (Fund Balance), June 30	690,324	536,038	19,759	19,526	20,526	23,526

Reconciliation of Total Resources and Requirements

Resources						
Beginning Working Capital (Fund Balance)	721,011	690,324	558,731	536,038	536,038	536,498
Total Revenues	3,701	2,767	2,000	2,000	3,000	3,000
Total Resources	724,712	693,091	560,731	538,038	539,038	539,498
Requirements						
Total Expenditures	34,388	157,053	540,972	518,512	518,512	515,972
Ending Working Capital (Fund Balance)	690,324	536,038	19,759	19,526	20,526	23,526
Total Requirements	724,712	693,091	560,731	538,038	539,038	539,498

Reserves (Budgeted amounts only)

Balance Available	13,058	16,759	19,759	19,526	19,526	23,526
Total Reserves	13,058	16,759	19,759	19,526	19,526	23,526

Urban Renewal Agency

Riverfront General Fund (821)

	FY13 Actual	FY14 Actual	FY15 Adopted Budget	FY15 Budget 12/31/2014	FY15 Projections	FY16 Adopted Budget
Revenues						
Taxes	936,006	1,221,694	1,280,000	1,280,000	1,235,500	1,415,500
Rental	63,000	63,000	63,000	63,000	63,000	63,000
Miscellaneous	29,462	27,017	21,164	21,164	35,100	40,100
Total Revenues	1,028,468	1,311,711	1,364,164	1,364,164	1,333,600	1,518,600
Expenditures						
Planning and Development	186,992	172,751	237,164	237,164	237,164	333,360
Interfund Transfers	0	0	0	0	0	2,990,000
Total Expenditures	186,992	172,751	237,164	237,164	237,164	3,323,360
Excess (deficiency) of revenues over expenditures	841,476	1,138,960	1,127,000	1,127,000	1,096,436	(1,804,760)
Beginning Working Capital (Fund Balance), July 1	5,080,690	5,922,166	7,054,654	7,061,126	7,061,126	8,157,562
Ending Working Capital (Fund Balance), June 30	5,922,166	7,061,126	8,181,654	8,188,126	8,157,562	6,352,802

Reconciliation of Total Resources and Requirements

Resources						
Beginning Working Capital (Fund Balance)	5,080,690	5,922,166	7,054,654	7,061,126	7,061,126	8,157,562
Total Revenues	1,028,468	1,311,711	1,364,164	1,364,164	1,333,600	1,518,600
Total Resources	6,109,158	7,233,877	8,418,818	8,425,290	8,394,726	9,676,162
Requirements						
Total Expenditures	186,992	172,751	237,164	237,164	237,164	3,323,360
Ending Working Capital (Fund Balance)	5,922,166	7,061,126	8,181,654	8,188,126	8,157,562	6,352,802
Total Requirements	6,109,158	7,233,877	8,418,818	8,425,290	8,394,726	9,676,162

Reserves (Budgeted amounts only)

Balance Available	5,860,289	6,780,428	8,181,654	8,188,126	8,188,126	6,352,802
Total Reserves	5,860,289	6,780,428	8,181,654	8,188,126	8,188,126	6,352,802

Urban Renewal Agency

Riverfront Capital Projects Fund (823)

	FY13 Actual	FY14 Actual	FY15 Adopted Budget	FY15 Budget 12/31/2014	FY15 Projections	FY16 Adopted Budget
Revenues						
Miscellaneous	1,234,118	4,258	2,195	2,195	4,000	4,000
Total Revenues	1,234,118	4,258	2,195	2,195	4,000	4,000
Expenditures						
Capital	247,088	271,255	159,156	153,156	153,156	135,286
Total Expenditures	247,088	271,255	159,156	153,156	153,156	135,286
Excess (deficiency) of revenues over expenditures	987,030	(266,997)	(156,961)	(150,961)	(149,156)	(131,286)
Beginning Working Capital (Fund Balance), July 1	164,355	1,151,385	890,900	884,388	884,388	870,518
Ending Working Capital (Fund Balance), June 30	1,151,385	884,388	733,939	733,427	735,232	739,232

Reconciliation of Total Resources and Requirements

Resources						
Beginning Working Capital (Fund Balance)	164,355	1,151,385	890,900	884,388	884,388	870,518
Total Revenues	1,234,118	4,258	2,195	2,195	4,000	4,000
Total Resources	1,398,473	1,155,643	893,095	886,583	888,388	874,518
Requirements						
Total Expenditures	247,088	271,255	159,156	153,156	153,156	135,286
Ending Working Capital (Fund Balance)	1,151,385	884,388	733,939	733,427	735,232	739,232
Total Requirements	1,398,473	1,155,643	893,095	886,583	888,388	874,518

Reserves (Budgeted amounts only)

Balance Available	724,358	726,974	733,939	733,427	733,427	739,232
Total Reserves	724,358	726,974	733,939	733,427	733,427	739,232

Urban Renewal Agency

Riverfront Program Revenue Fund (824)

	FY13 Actual	FY14 Actual	FY15 Adopted Budget	FY15 Budget 12/31/2014	FY15 Projections	FY16 Adopted Budget
Revenues						
Miscellaneous	0	0	0	0	0	5,000
Interfund Transfers	0	0	0	0	0	2,990,000
Total Revenues	0	0	0	0	0	2,995,000
Expenditures						
Special Payments	0	0	0	0	0	1,000,000
Total Expenditures	0	0	0	0	0	1,000,000
Excess (deficiency) of revenues over expenditures	0	0	0	0	0	1,995,000
Beginning Working Capital (Fund Balance), July 1	0	0	0	0	0	0
Ending Working Capital (Fund Balance), June 30	0	0	0	0	0	1,995,000

Reconciliation of Total Resources and Requirements

Resources						
Beginning Working Capital (Fund Balance)	0	0	0	0	0	0
Total Revenues	0	0	0	0	0	2,995,000
Total Resources	0	0	0	0	0	2,995,000
Requirements						
Total Expenditures	0	0	0	0	0	1,000,000
Ending Working Capital (Fund Balance)	0	0	0	0	0	1,995,000
Total Requirements	0	0	0	0	0	2,995,000

Reserves (Budgeted amounts only)

Reserve	0	0	0	0	0	1,995,000
Total Reserves	0	0	0	0	0	1,995,000

Note: New fund beginning in FY16



**URBAN RENEWAL AGENCY
RESOLUTION NO. 1076**

**A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF
EUGENE ADOPTING THE BUDGET, MAKING APPROPRIATIONS,
AND DECLARING THE AMOUNT OF TAX TO BE CERTIFIED
FOR THE FISCAL YEAR BEGINNING JULY 1, 2015 AND ENDING JUNE 30,
2016**

PASSED: 8:0

REJECTED:

OPPOSED:

ABSENT:

CONSIDERED: June 22, 2015

RESOLUTION NO. 1076

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF EUGENE
ADOPTING THE BUDGET, MAKING APPROPRIATIONS,
AND DECLARING THE AMOUNT OF TAX TO BE CERTIFIED
FOR THE FISCAL YEAR BEGINNING JULY 1, 2015 AND ENDING JUNE 30, 2016.

The Urban Renewal Agency of the City of Eugene finds that adopting the budget and making appropriations is necessary under ORS 294.305 to ORS 294.565.

NOW, THEREFORE,

BE IT RESOLVED by the Urban Renewal Agency of the City of Eugene, as follows:

Section 1. The budget for the Urban Renewal Agency of the City of Eugene for the Fiscal Year beginning July 1, 2015 and ending June 30, 2016, set forth in attached Exhibit A is hereby adopted.

Section 2. The amounts for the Fiscal Year beginning July 1, 2015 and ending June 30, 2016, and for the purposes shown in the attached Exhibit A are hereby appropriated.

Section 3. That the following be certified to the County Assessor of Lane County, Oregon:

The Downtown Plan Area is an Option One plan that shall receive the maximum amount of revenue that may be raised by dividing the taxes under section 1c, Article IX, of the Oregon Constitution.

The Riverfront Plan Area shall receive the maximum amount of revenue that may be raised by dividing the taxes under section 1c, Article IX, of the Oregon Constitution. This plan shall be certified under Section 3, Other Standard Rate Plans.

Section 4. That the City of Eugene Finance Director is hereby requested to certify the levies as herein made and set forth to the County Assessor of Lane County, Oregon, and shall file with the Lane County Assessor and the Lane County Clerk a copy of the adopted budget for fiscal year 2015-2016, and such other documents as required by ORS 294.458.

Section 5. The list of fund numbers and fund titles set forth in attached Exhibit B is hereby adopted, and any fund numbers or fund titles in conflict herewith are hereby repealed.

The foregoing Resolution adopted this 22nd day of June, 2015.



Director

Exhibit A

Urban Renewal Agency of the City of Eugene
Expenditure Appropriations by Fund

<u>Downtown General Fund</u>		\$
Department Operating		
Planning and Development	134,654	
Total Department Operating	<u>134,654</u>	
Non-Departmental		
Special Payments	793,854	
Balance Available*	<u>22,442</u>	
Total Non-Departmental	<u>816,296</u>	
Total Downtown General Fund	<u>950,950</u>	
<u>Downtown Debt Service Fund</u>		
Non-Departmental		
Debt Service	2,253,000	
Interfund Transfers	126,000	
Balance Available*	<u>880,317</u>	
Total Non-Departmental	<u>3,259,317</u>	
Total Downtown Debt Service Fund	<u>3,259,317</u>	
<u>Downtown Capital Projects Fund</u>		
Total Capital Projects	<u>515,972</u>	
Non-Departmental		
Balance Available*	<u>23,526</u>	
Total Non-Departmental	<u>23,526</u>	
Total Downtown Capital Projects Fund	<u>539,498</u>	
<u>Riverfront General Fund</u>		
Department Operating		
Planning and Development	333,360	
Total Department Operating	<u>333,360</u>	
Non-Departmental		
Interfund Transfers	2,990,000	
Balance Available*	<u>6,352,802</u>	
Total Non-Departmental	<u>9,342,802</u>	
Total Riverfront General Fund	<u>9,676,162</u>	

<u>Riverfront Capital Projects Fund</u>	
Total Capital Projects	<u>135,286</u>
Non-Departmental	
Balance Available*	<u>739,232</u>
Total Non-Departmental	<u>739,232</u>
Total Riverfront Capital Projects Fund	<u>874,518</u>
<u>Riverfront Program Revenue Fund</u>	
Non-Departmental	
Reserve*	1,995,000
Special Payments	<u>1,000,000</u>
Total Non-Departmental	<u>2,995,000</u>
Total Riverfront Program Revenue Fund	<u>2,995,000</u>
Total Resolution	<u>18,295,445</u>

* Reserve and Balance Available amounts are not appropriated for spending and are shown for informational purposes only.

Exhibit B

**Urban Renewal Agency
Fund Names**

<u>Reporting Fund</u>	<u>Managing Fund</u>	<u>Fund Title</u>
817	817	Downtown General Fund
812	812	Downtown Debt Service Fund
813	813	Downtown Capital Projects Fund
821	821	Riverfront General Fund
823	823	Riverfront Capital Projects Fund
824	824	Riverfront Program Revenue Fund

Notice of the URA Board Public Hearing and Financial Summary

Notice of Urban Renewal Agency of the City of Eugene
Public Hearing on the Recommended FY16 Budget
Monday, June 22, 2015, 7:30 p.m.
Harris Hall, Lane County Public Service Building
125 E 8th Avenue, Eugene OR 97401

The purpose of this public hearing is to receive public comment on the Fiscal Year 2015/2016 (FY16) Budget for the Urban Renewal Agency (URA) of the City of Eugene. The fiscal year begins July 1, 2015 and ends June 30, 2016. The public hearing will be held to receive citizen comments on the proposed uses of Agency funds. Immediately after the public hearing, the URA Board of Directors is scheduled to take action on the resolution adopting the FY16 URA Budget.

The total URA budget recommended by the Eugene Budget Committee for FY16 is \$18,295,445.

This budget was prepared using a basis of accounting consistent with the preceding fiscal year.

Major Programs

Downtown District: Improve the function, condition, and appearance of the urban renewal area through site improvements for the Farmers' Market; funding of critical parking assets; improved safety for visitors to locations and business within the urban renewal plan area; and the construction of the Lane Community College downtown campus.

Riverfront District: Stimulate appropriate redevelopment in the Riverfront area for the EWEB Riverfront Master Plan implementation; promote redevelopment of public and private properties in the area around the Wayne Morse Federal Courthouse; improve connections between the core of downtown, the riverfront area and the University of Oregon; and protect or enhance the riparian area.

Major Program Changes

The FY16 recommended URA budget includes a new fund, the URA Riverfront Program Revenue Fund (Fund 824). This fund will contain program revenue from the Riverfront District. Program revenues are funds that have been derived from non-property tax sources and can be used for different purposes than tax increment dollars.

Urban Renewal Agency 2015-16 Recommended Budget Summary - All Funds			
	FY14 Last Year's Actual	FY15 This Year's Budget as of 12/31/2014	FY16 Next Year's Recom'd Budget
RESOURCES			
Beginning Fund Balance	\$9,449,898	\$10,914,904	\$11,147,845
Revenues			
Property Taxes	\$3,088,813	\$3,180,000	\$3,400,000
Other Taxes	1,307	0	500
Rental	90,800	68,700	63,000
Miscellaneous Revenues	100,368	97,359	118,100
Other Financing Sources	442,129	450,000	450,000
Interfund Transfers	290,486	105,000	3,116,000
Total Revenues	\$4,013,903	\$3,901,059	\$7,147,600
Total Resources	\$13,463,801	\$14,815,963	\$18,295,445
REQUIREMENTS			
Departmental Operating			
Materials and Services	\$328,644	\$342,164	\$468,014
Total Departmental Operating	\$328,644	\$342,164	\$468,014
Capital	\$293,716	\$671,668	\$651,258
Non-Departmental			
Debt Service	\$1,628,090	\$2,130,000	\$2,253,000
Special Payments	7,961	1,336,085	1,793,854
Interfund Transfers	290,486	105,000	3,116,000
Contingency/Reserves*	0	0	1,995,000
Ending Fund Balance* (FY14) or Balance Available* (FY15, FY16)	10,914,904	10,231,046	8,018,319
Total Non-Departmental	\$12,841,441	\$13,802,131	\$17,176,173
Total Requirements	\$13,463,801	\$14,815,963	\$18,295,445

*Funds that are not appropriated for spending.

Urban Renewal Agency of the City of Eugene

STATEMENT OF INDEBTEDNESS

	Debt Outstanding July 1, 2015	Debt Authorized, Not Incurred July 1, 2015	
Bonds	\$3,300,000	\$0	
Other Long-Term Debt	0	0	
Total Indebtedness	\$3,300,000	\$0	
	FY14 Actual	FY15 Estimate	FY16 Budget
Total Property Taxes Required to Balance Budget	\$3,088,813	\$3,130,000	\$3,400,000
Plus Net Estimated Property Taxes Not To Be Received, Discounts Allowed, Other Uncollected Amounts	99,540	201,862	215,000
Total Estimated Taxes - All Funds	\$3,188,353	\$3,331,862	\$3,615,000
CERTIFIED TAXES BY TYPE - ALL FUNDS			
	FY14	FY15	FY16
Downtown			
Division of Tax	100%	100%	100%
Special Levy	No	No	No
Riverfront			
Division of Tax	100%	100%	100%
Special Levy	No	No	No

How You Can Participate

Get a copy of the budget. Paper copies of the FY16 Proposed Budget for the Eugene Urban Renewal Agency are available for inspection at the City Finance Division, 100 W 10th Avenue, 4th Floor; the Eugene Public Library (Reference Desk); and the City Manager's Office, 125 E 8th Avenue, 2nd floor, during regular business hours. The FY16 Proposed Budget document and amendments to the FY16 budget recommended by the Eugene Budget Committee are also available on the City's website at www.eugene-or.gov/budget.

Testify at the public hearing, or submit written testimony. You may speak at the FY16 URA budget public hearing, send a letter or e-mail to the Eugene URA Board of Directors prior to the public hearing, or submit written testimony at the hearing. Copies of the agenda packet containing the Budget Committee recommendations and draft URA Board resolution will be available starting on June 19, 2015, at the City Manager's Office, the City Finance Division, and on the City's website. Contact the City of Eugene Finance Division at 541-682-5512 for additional information.

This notice is published pursuant to ORS 294.438 on June 15, 2015.

No. 6325403 - June 15, 2015

Published on June 15, 2015 in the Eugene Register-Guard newspaper.

☐ Check here if this is
an amended form.

• Submit two (2) copies to the county assessor by July 15.

Notification

City of Eugene Urban Renewal Agency (Agency name) authorizes its 2015 - 16 ad valorem tax increment amounts by plan area for the tax roll of Lane (County name).

Jamie Garner (Contact person) 541-682-5512 (Telephone number) July 10, 2015 (Date submitted)
100 W. 10th Avenue, Suite 400, Eugene, OR 97401 (Agency's mailing address) cefnjpg@ci.eugene.or.us (Contact person's e-mail address)

☐ Yes, the agency has filed an impairment certificate by May 1 with the assessor (ORS 457.445).

Part 1: Option One Plans (Reduced Rate). [ORS 457.435(2)(a)]

Plan Area Name	Increment Value to Use*	100% from Division of Tax	Special Levy Amount**
Downtown	\$ OR <input checked="" type="checkbox"/> Yes		
	\$ OR <input type="checkbox"/> Yes		
	\$ OR <input type="checkbox"/> Yes		
	\$ OR <input type="checkbox"/> Yes		

Part 2: Option Three Plans (Standard Rate). [ORS 457.435(2)(c)]

Plan Area Name	Increment Value to Use***	100% from Division of Tax***	Special Levy Amount****
	\$ OR		
	\$ OR		
	\$ OR		

Part 3: Other Standard Rate Plans. [ORS 457.445(2)]

Plan Area Name	Increment Value to Use*	100% from Division of Tax*	
Riverfront	\$ OR <input checked="" type="checkbox"/> Yes		
	\$ OR <input type="checkbox"/> Yes		
	\$ OR <input type="checkbox"/> Yes		
	\$ OR <input type="checkbox"/> Yes		

Part 4: Other Reduced Rate Plans [ORS 457.445(1)]

Plan Area Name	Increment Value to Use*	100% from Division of Tax*	
	\$ OR <input type="checkbox"/> Yes		
	\$ OR <input type="checkbox"/> Yes		
	\$ OR <input type="checkbox"/> Yes		
	\$ OR <input type="checkbox"/> Yes		

Notice to Assessor of Permanent Increase in Frozen Value. Beginning tax year 2015-16, permanently increase frozen value to:

Plan Area Name	New frozen value
	\$
	\$

***All Plans except Option Three:** Enter amount of Increment Value to Use that is less than 100 percent or check "Yes" to receive 100 percent of division of tax.

Do NOT enter an amount of "Increment Value to Use" AND check "Yes."

***If an Option One plan enters a Special Levy Amount, you MUST check "Yes" and NOT enter an amount of "Increment to Use."

***Option Three plans enter EITHER an amount of "Increment Value to Use" to raise less than the amount of division of tax stated in the 1998 ordinance under ORS 457.435(2)(c) OR the "Amount from Division of Tax" stated in the ordinance, NOT both.

****If an Option Three plan requests both an amount of "Increment Value to Use" that will raise less than the amount of division of tax stated in the 1998 ordinance and a "Special Levy Amount," the "Special Levy Amount" cannot exceed the amount available when the amount from division of tax stated in the ordinance is subtracted from the plan's Maximum Authority.

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